

## MIAMI TOWNSHIP ZONING BOARD OF APPEALS

**JUNE 1, 2015**

This meeting was called to order by Rick Goettke, Chairman.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Wayne Loudermilk, Todd Munro, Rod Trombley, Rick Goettke and Carol Turchick. Harry Holbert was absent.

Mr. Loudermilk made a motion to approve the minutes of the May 4, 2015 meeting as submitted, seconded by Mr. Munro with Mr. Loudermilk, Mr. Munro, Mr. Trombley and Mr. Goettke voting "YES". Ms. Turchick was arrived after voting on the minutes.

Mr. Fronk was sworn in for the meeting.

Mr. Fronk introduced Mr. Brian Elliff the Township's Planning/Zoning Administrator and gave some background on Mr. Elliff's career.

Common Rules of Conduct were waived and there were no continued hearings.

Public hearings: Case #857, Lykins Companies, Inc., was called and the notice of public hearing was read. Mr. Fronk explained the applicant is requesting a 13 foot variance from the 40 foot required rear yard setback for the expansion of the building.

Mr. Louis Horn of Cincinnati United Contractors came forward and was sworn in. Mr. Horn stated he is representing Lykins Companies and explained the corporate headquarters would like to expand their building and the only option for expansion is to the rear of the building because of prior improvements to the site. The addition will be 124' by 48'. Lykins also owns the parcel surrounding the corporate building, therefore there will not be an impact on that property. Mr. Horn stated Lykins Companies would like to keep their headquarters in Miami Township and would like the support of the Board.

There were no adjoining property owners or concerned citizens regarding this case.

Mr. Fronk recommended the Board approve the 13 foot variance to allow a 27 foot rear yard setback for the expansion of the Lykins Companies, Inc. corporate headquarters.

The open portion of Case #857 was closed and the Board discussed the location of the expansion, the surrounding property being owned by Lykins and the size of the expansion.

Mr. Loudermilk made a motion to approve the 13 foot variance request to the rear yard to allow a 27 foot rear yard setback for the expansion of the office building, seconded by Mr. Munro with all voting "YES".

**CASE #875 ~ 13 FOOT VARIANCE REQUEST APPROVED.**

New business: Two (2) new applications were presented to the Board. Grant & Julie Stedronsky, 1635 Fairway Crest, Loveland, Ohio 45140 request a rear yard setback variance of nine feet (9') to cover the existing patio. Such property is located on the southwest side of Fairway Crest approximately 880 feet from Paxton Road, Miami Township. Area in acreage is 0.359 acres.

Mr. Loudermilk made a motion to accept this application as Case #858 and set it for public hearing on Monday July 6, 2015 at 7:30 p.m., seconded by Mr. Munro with all voting "YES".

Joe Farruggia/Belle Meadows Development, LLC, 7861 E. Kemper Road, Cincinnati, Ohio 45249 requests a front yard setback variance of five feet (5') to reduce the front yard setback from 40' to 35'. Such property is located on the north side of Belle Meadows Drive approximately 225 feet east of Branch Hill Guinea Pike, Miami Township. Area in acreage is 0.3187 acres.

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Mr. Munro made a motion to accept this application as Case #859 and set it for public hearing on Monday, July 6, 2015 at 7:30 p.m., seconded by Mr. Loudermilk with all voting “YES”.

With no further business to come before the Board the meeting was adjourned.

Respectfully submitted,

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Richard Goettke, Chairman

Jo Brotherton, Secretary

Sound reference

C: Zoning Board Members BZA & RZC  
Board of Trustees  
Director of Community Development  
Zoning Administrator  
Fiscal Officer  
File